

ARCHITECT

GERALD GARAPICH, AIA, LLC.

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May 19, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Attn: Fred Solis

RE: The Annex Bookstore
APN: 125-35-401-006
JUSTIFICATION LETTER

PROJECT NO: 06-104

Dear Fred:

We respectfully request favorable consideration for the above referenced project for a Site Development Review and a waiver of development standards for the required eight (8'-0") foot landscape requirement along our north property where we provide seven foot (7'-2") two inches. The proposed Site Development Plan is for a single story 7,465 square foot retail shell with an overall building height of 26'-0". This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Should you have any questions or require additional information please contact our office.

Sincerely,



Karen K. Gravlin
Project Manager

CC: 06-104ltr-justification-5-19-06

SDR-13802
07-13-06 PC